

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 13th day of February 2003.

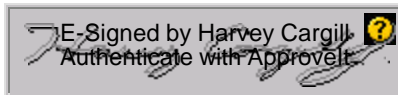
ATTEST:

APPROVED:

Connie Hooks, City Secretary

RON SILVIA, MAYOR

APPROVED:



City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from C-1 General Commercial to C-2 Commercial-Industrial.

5.9551-acre tract or parcel of land lying and being situated in the Richard Carter League, Abstract No. 8, Brazos County, Texas, and being the aggregate of the tracts of land called Tracts 1, 2 and 3, in convergence deed to Courtney/Wallace I, LLC., recorded in Volume 4997, Page 121, Official Records, Brazos County, Texas, and said 5.9551-acre tract being more particularly described by "Metes and Bounds" in the attached Exhibit "B," and shown graphically in Exhibit "C".

GALINDO ENGINEERS AND PLANNERS, INC.

3833 South Texas Ave., Suite 213 Bryan, Texas 77802 (979) 846-8868

REZONING**5.9551-acre Tract**Richard Carter League, A-8
Brazos County, Texas

Being a **5.9551-acre** tract or parcel of land lying and being situated in the Richard Carter League, Abstract 8, Brazos County, Texas, and being the aggregate of the tracts of land called Tracts 1, 2 and 3, in convergence deed to Courtney/Wallace I, LLC, recorded in Volume 4997, page 121, Official Records, Brazos County, Texas, and said **5.9551-acre** tract being more particularly described as follows:

Commencing at a ½" iron rod found at the Northernmost corner of Lot 1, Block 1, Sam's Subdivision, an addition to the City of College Station, Texas, according to the plat recorded in Volume 1275, page 13, Official Records, Brazos County, Texas, said rod also marking the easternmost corner of Lot 1, Block 1, Gateway Park Subdivision, an addition to the City of College Station, Texas, according to the plat recorded in Volume 2046, page 259, official records Brazos County, Texas, furthermore, said rod marking the southwestern right of way line of Associates Avenue, a 50.00'-wide public right of way;

THENCE N 42°18'37" E, through the right of way Associates Avenue, for a distance of 50.33', to a ½" iron rod found at the southernmost corner of a 1.523-acre tract of land conveyed to Cinemark USA, Inc. by deed recorded in Volume 1998, page 214, Official Records, Brazos County, Texas, said rod also marking the northeastern right of way line of Associates Avenue, furthermore, said rod being the **POINT OF BEGINNING**;

THENCE N 42°18'37" E, along the southeastern boundary line of said 1.523-acre tract, for a distance of 159.87', to an iron rod found at the easternmost corner of said 1.523-acre tract;

THENCE N 47°41'23" W, along the northeastern boundary line of said 1.523-acre tract, for a distance of 204.00' to a ½" iron rod found;

THENCE N 67°35'25" W, continuing along the northeastern boundary line of said 1.523-acre tract, for a distance of 247.29', to a ½" iron rod found at the northernmost corner of said 1.523-acre tract, said rod also marking the southeastern boundary line of a 1.473-acre tract of land, conveyed to Anthony Majors by deed record in Volume 3727, page 235, Official Records, Brazos County, Texas;

THENCE N 41°38'57" E, along the southeastern boundary line of said 1.473-acre tract, for a distance of 233.28', to the westernmost corner of a 19.82-acre tract of land conveyed to the Highway 30 Partnership by deed record in Volume 2108, page 150, Official Records, Brazos County, Texas;

THENCE N 87°28'26" E, along a southeastern boundary line of said 19.82-acre tract, for a distance of 63.65' to a ½" iron rod set;

THENCE S 39°45'05" E, along the southwestern boundary line of said 19.82-acre tract, for a distance of 1,018.20', to a ½" iron rod found at the northernmost corner of a 3.60-acre tract of land conveyed to the Highway 30 Partnership by deed record in Volume 2108, page 150, Official Records, Brazos County, Texas;



THENCE S 46°01'49" W, along the northwestern boundary line of said 3.60-acre tract, for a distance of 282.36', to a 1/2" iron rod found at the westernmost corner of said 3.60-acre tract;

THENCE N 41°06'37" W, along the northeastern right of way line of Associates Avenue, for a distance of 600.00', to a 1/2" iron rod found which is the **POINT OF BEGINNING** containing **5.9551-acres** of land, more or less.



Christian A. Galindo, P.E. # 53425, R.P.L.S. # 4473

December 13, 2002

Note: Bearing source is metes and bounds description recorded in Volume 4997, Page 121, Official Records, Brazos County, Texas.



